

# Kaka'ako Connection

Vol. 23, No. 3 May 2002

A Publication of the  
HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



## 2002 LEGISLATURE APPROPRIATES FUNDS TO HCDA FOR KAKA'AKO MAKAI AND QUEEN STREET IMPROVEMENTS

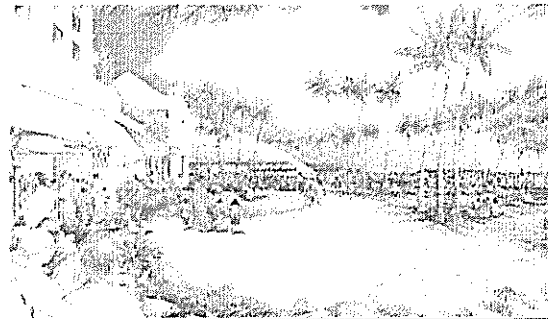
The 2002 State Legislature has appropriated approximately \$16.5 million to the Hawaii Community Development Authority (HCDA) to undertake improvements in the Kaka'ako Makai area and to a portion of Queen Street. Before adjourning for the year, lawmakers also passed a bill that will transfer redevelopment responsibilities for the Kalaeloa Community Development District from the Barbers Point Naval Air Station Redevelopment Commission to the HCDA.

Capital Improvement Program (CIP) funds appropriated to the HCDA include:

- \$10 million for Kaka'ako Makai improvements. This will be used for planning, design and construction to improve the infrastructure and prepare sites for future development in the Makai Area.
- \$6.5 million for Queen Street improvements. This will be used for planning, design, land acquisition and construction of infrastructure improvements to Queen Street, between Ward Avenue and Kamakee Street.

S.B. 2702, S.D. 2, H.D. 2, C.D. 1, Relating to the Kalaeloa Community Development District, designates the HCDA as the local redevelopment authority for the Barbers Point Naval Air Station surplus lands that are being conveyed to various State and City and County agencies as a result of the base closure in 1999. The legislation authorizes the HCDA to redevelop the Barbers Point lands in accordance with the reuse plan approved by the governor.

Barbers Point Naval Air Station was officially closed on July 1, 1999 and the Navy is in the process of conveying approximately 2,150 acres (named the "Kalaeloa Community Development District") to various State and City agencies. Development of this district is currently the responsibility of

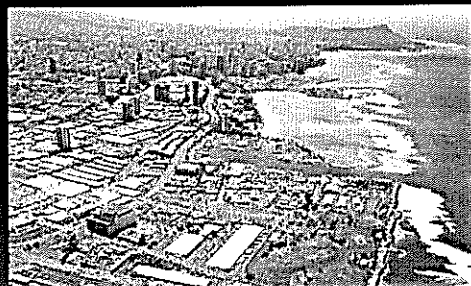


*The appropriation will be used to improve the infrastructure and prepare sites for future development in the Makai Area.*

the Barbers Point Naval Air Station Redevelopment Commission. According to the bill, the reason for the transfer of redevelopment authority to the HCDA is "to enhance the prospects for success". The committee report for the bill states that the Barbers Point lands present unique opportunities for economic development and job creation for the area. Under the bill, the Authority's duties will include:

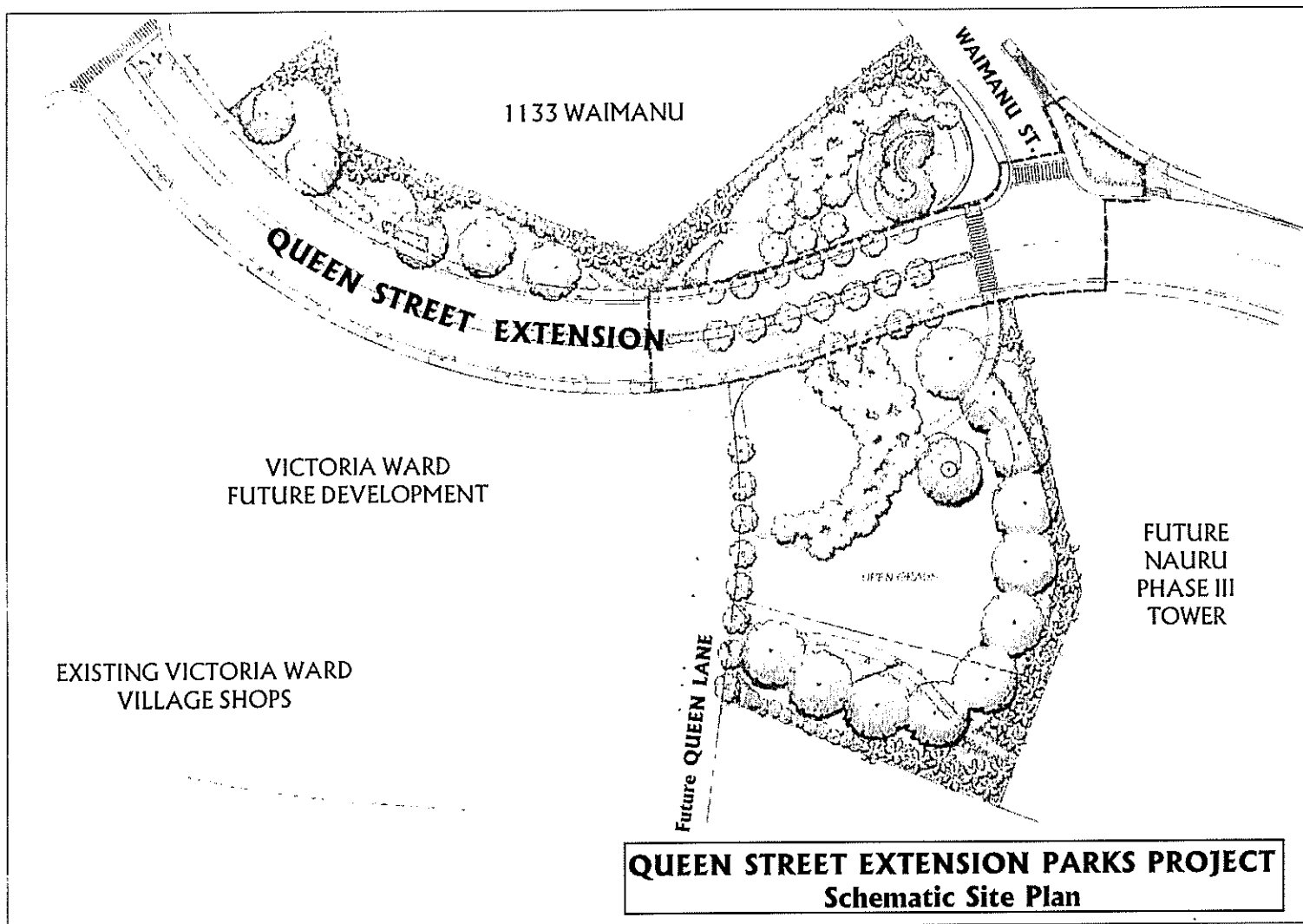
- coordinating with the Navy and other entities during the conveyance of the properties and conducting remediation activities for the naval station reuse plan;
- assisting landholders to market their properties and processing conveyance requests;
- ensuring that infrastructure support is provided to the existing developed area and for the implementation of the reuse plan; and
- providing maximum opportunity for the reuse of surplus property by private enterprise or state and county government.

The Governor will appoint five additional voting members to the HCDA to represent the Kalaeloa Community Development District. These members will vote only on issues relating to Barbers Point. The members will include: the Hawaiian Homes Commission chairperson; the director of the City and County of Honolulu Department of Planning and Permitting; a Hawaiian cultural specialist; and two members representing the surrounding community.



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## CONCEPTUAL PLANS FOR TWO NEW KAKA'AKO PARKS APPROVED BY AUTHORITY

The Authority in March 2001 approved the conceptual plans for two new parks to be located along the Queen Street Extension Project. The HCDA plans to develop two park sites, totaling 109,000 square feet, along the Mauka and Makai sides of the Queen Street Extension. Completion of these parks is planned to coincide with the completion of the Extension in March 2004. Initially, approximately 90,000 square feet of park lands will be developed in the first phase of the project. The conceptual plans approved by the Authority address comments, suggestions and concerns solicited from the public, the Ala Moana/Kakaako Neighborhood Board and City and County agencies. A public informational meeting was held on January 16, 2002.

The conceptual plans call for development of a neighborhood park that would provide passive recreation space for residents and others in the area.

The park will also provide pedestrian access and a sufficient amount of park furniture for relaxation. No parking stalls would be developed within the park site. Wide sidewalks around, and pathways through, the park will link existing and future residential towers with the surrounding commercial area. Proposed amenities for the park include: a children's play area for school aged children; a "gateway feature" sculpture; seating areas with tables and chairs; and shade trees. The estimated construction cost of Phase 1 is \$1.8 million, which will be funded by public facilities dedication fees.

The HCDA plans to request bids for the project in the fall of 2002 and construction is planned to begin in late 2002.

# QUEEN STREET EXTENSION PROJECT APPROVED

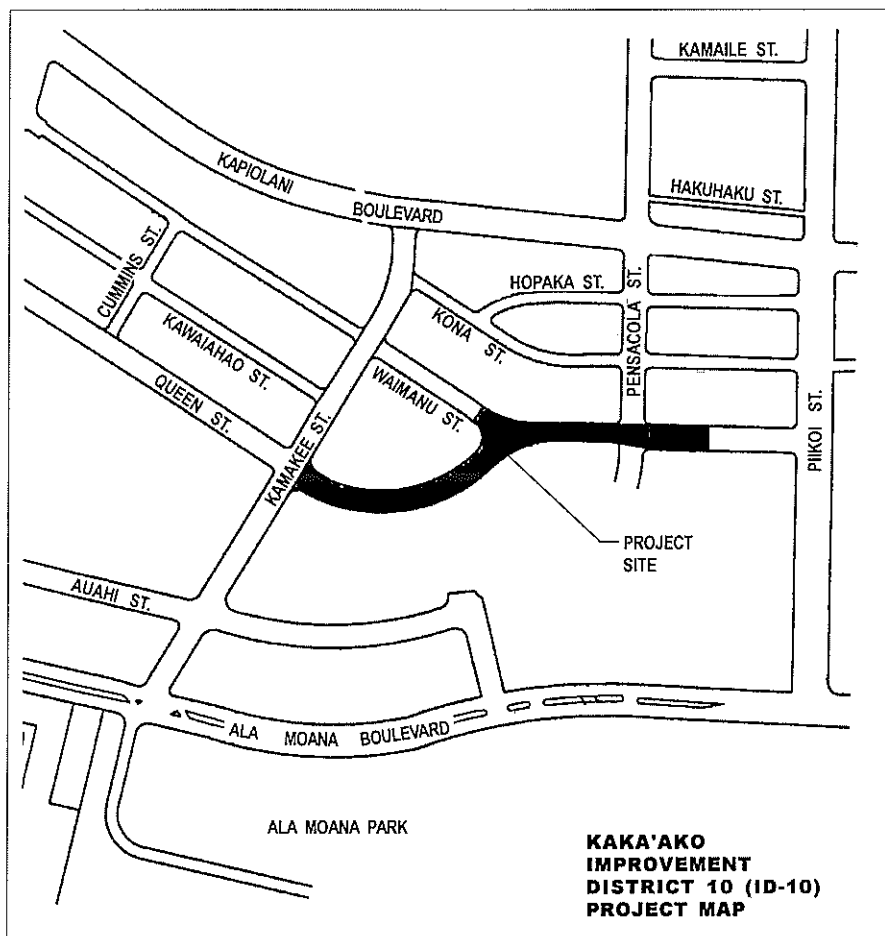
## Construction to Start in September 2002

The Hawaii Community Development Authority (HCDA) has approved the construction of the Queen Street Extension Project, also known as the Improvement District 10 (ID-10). The Authority took the action on May 1, 2002, following the second and final public hearing on the ID-10.

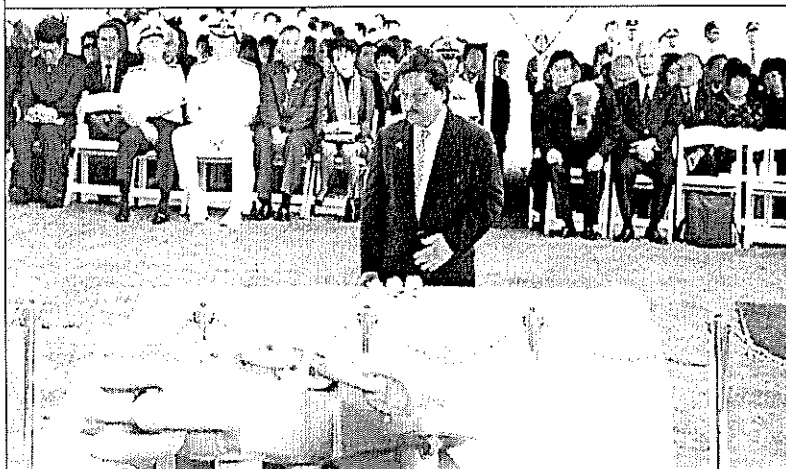
The ID-10 project is located between Kamakee Street and Waimanu Street and will consist of the construction of a new roadway, which would extend Queen Street from Kamakee Street to Waimanu Street. The project will also include work to widen the portion of Waimanu Street between the new roadway and Pensacola Street. Construction is anticipated to start in September 2002 and take approximately 18 months to complete.

The purpose of the May 1 public hearing was to hear testimony on the proposed rule amendment that establishes the final assessment area for ID-10 and on the final individual assessments to be charged to benefiting properties in the project area. Except for the widening of Waimanu Street, which will be paid for by the Nauru Phosphates Royalties, Inc., the cost of ID-10 will be shared by the HCDA, the public utility companies, and properties benefiting from the new roadway. The total estimated cost of ID-10 is \$8.62 million. The HCDA will pay for 74% of the total cost, and the public utility companies and benefiting properties shares will be about 8% and 18%, respectively.

Testifying at the hearing, Victoria Ward, Limited President and CEO H. Mitchell D'Olier spoke in support of the ID-10. He said, "HCDA's commitment to improving



traffic access and utilities infrastructure is critical to attracting quality developments, as is evidenced by the Ward Entertainment Center, and Nordstrom Shoes at Ward Center. Improved traffic circulation and pedestrian friendly streets support continued revitalization efforts and will bring us closer to the residential and commercial community we all envision." Written support for ID-10 was also received from Kamehameha Schools and the Hawaii Building and Construction Trades Council.



## EHIME MARU MEMORIAL DEDICATED

Governor Ben Cayetano participated in the dedication ceremony for the Ehime Maru memorial in the Kaka'ako Waterfront Park on February 9, 2002. Cayetano said that the memorial signifies the heartfelt feelings of hope and sorrow that the people of Hawaii have toward the victims of the accident that resulted in the sinking of the vessel. The memorial is made of nine sloping granite blocks and one of the ship's two anchors.

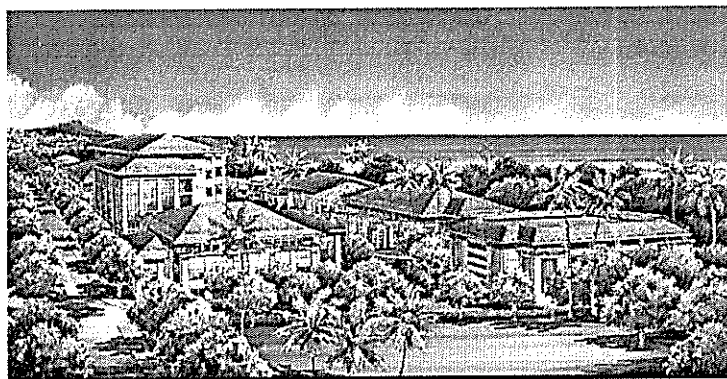
Photo by George Kodama

## HCDA NEGOTIATING LEASE TERMS WITH UH FOR HEALTH & WELLNESS CENTER PROJECT

The Hawaii Community Development Authority (HCDA) has begun lease negotiations with the University of Hawaii (UH) for the Health and Wellness Center Project. Negotiations deal with leases for a site for the UH John A. Burns School of Medicine (JABSOM) and biomedical research center and for a secondary site that has been proposed for interim parking.

The UH is planning the development of a new biomedical and educational campus on approximately nine acres of land makai of the former Gold Bond Building and Ilalo Street in Kaka'ako's waterfront area. The proposed lease term for the site is 55 years. The UH had also requested a lease for a second five acre site that is proposed for interim parking which could be constructed in the Foreign Trade Zone (FTZ) Makai warehouse.

The UH Health and Wellness Center, would be developed in two phases. The first phase, with an estimated construction cost of \$150 million, includes the JABSOM/Biomedical Research Center. A facility for the Cancer Research Center of Hawaii (CRCH) would be developed in the second phase. The JABSOM/Biomedical Research Center would be



composed of a 138,000 square foot education/administration building and a research building consisting of about 216,000 square feet. The education/administration building is planned to accommodate: instructional facilities for the U.H. medical school; a library; cafeteria/dining areas; office space; and an auditorium. The research building would house research laboratories and office areas.

The UH is planning to start construction of the first phase of the project in the fall of this year. Completion of the project is slated for June 2005.

## IMPROVEMENT DISTRICT 9 PROJECT CONSTRUCTION UPDATE

This \$17 million project will improve the infrastructure of Ilalo Street, from Ahui Street to Forrest Avenue (South Street). Ilalo Street is planned to be a beautifully landscaped boulevard that would serve as the principal collector street for the Makai Area and would also provide an attractive pedestrian environment. Construction is slated for completion in December 2002. The contractor is Hawaiian Dredging Construction Company.

### Street/lane closures:

- The intersection of Koula and Ilalo Streets will be closed for the next two months. All other intersections are open.
- The public can get to the Department of Agriculture building from the Kaka'ako Makai Gateway Park Road via Cooke Street.
- Ilalo Street, between intersections, remains closed while the contractor works on sidewalks, medians, electrical system and landscaping.
- Entrance to Pflieger Honda Service Department is either from Koula or Ohe Streets. The Ilalo Street entrance is closed.

**(Visit the HCDA web site: <http://www.HCDAweb.org>)**

### THE KAKA'AKO CONNECTION

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